

PB# 97-18

MOORES HILL ESTATES

34-2-6, 17 & 38

97 - 18

MOORES HILL ESTATES SUB. (4 LOTS)
MOORES HILL ROAD (RAIMONDI)

Approved 9/23/97

Planning Board

Town Hill

555 Union Ave.

New Windsor, N.Y. 12553

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DATE 5/22/97 RECEIPT NUMBER 97-18RECEIVED FROM Moore's Hill Estates, Inc.Address 14 Garfield Rd - Suite J - Monroe, N.Y. 10950Six Hundred 00/100 DOLLARS \$600.00FOR Subdivision Escrow (4 lots)

ACCOUNT			HOW PAID		
BEGINNING BALANCE	600	00	CASH		
AMOUNT PAID	600	00	CHECK	#1205	
BALANCE DUE	-0-		MONEY ORDER		

[Signature]
 BY Theresa Hansen, Secy.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

16351

Received from Moore's Hill Estates

May 22 1997
\$ 50.00

Fifty 00/100

DOLLARS

For P.B. # 97-18

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 1204		50.00

By Dorothy H. HansenTown Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

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DATE September 22, 1997 RECEIPT NUMBER 97-18RECEIVED FROM Moore's Hill Estates Inc.Address 14 Garfield Road, Suite J - Monroe, N.Y. 10950One Thousand - Five Hundred 00/100 DOLLARS \$1,500.00FOR 3 lots @ \$500.00 each - Recreation Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	1500	00	CASH		
AMOUNT PAID	1500	00	CHECK	#1211	
BALANCE DUE	-0-		MONEY ORDER		

[Signature]
 BY Theresa Hansen Secretary

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16351

Received from Moore's Hill Estates

May 22 1997

\$ 50.00

Fifty 00/100

DOLLARS

For P.B. # 97-18

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 1204		50.00

By

Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - 81842-4WCL Duplicate - 81844-4WCL Triplicate

© Wilson Jones, 1989

DATE September 22, 1997 RECEIPT NUMBER 97-18

RECEIVED FROM Moore's Hill Estates Inc.

Address 14 Garfield Road, Suite J - Monroe, N.Y. 10950

One Thousand - Five Hundred 00/100 DOLLARS \$ 1,500.00

FOR 3 lots @ \$500.00 each - Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1500.00	CASH	
AMOUNT PAID	1500.00	CHECK	#1211
BALANCE DUE	-0-	MONEY ORDER	

BY

Theresa Hansen Secretary

Wilson Jones - Carbonless - 81854-NCR Duplicate - 81857-NCL Triplicate

MADE IN U.S.A.
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DATE Sept. 23, 1997 RECEIPT 6772352

RECEIVED FROM Moore's Hill Estates

Address

Two Hundred seventy 00/100 DOLLARS \$ 270.00

FOR Planning Board # 97-18

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1210
AMOUNT PAID		CHECK	270.00
BALANCE DUE		MONEY ORDER	

BY

Town Clerk

Dorothy H. Hansen

Joni Clearwater
782-8681

Map Number

244-97

City

Town

Village

[
*
]

New Windsor

Section

34

Block

2

Lot

6

17, 38

Title:

Moore's Hill Estates

1 sheet

Dated:

5/21/97 Revised

Filed

11-3-97

Approved by

Edward Ottent

on

9/23/97

Record Owner

Moore's Hill Estates

Deutsch, Jacob

JOAN A. MACCHI
Orange County Clerk

97-18

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd.
A [Disap, Appr

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/23/97	PLANS STAMPED	APPROVED
08/27/97	P.B. APPEARANCE (PUBLIC HEAR)	ND: APPROVED
06/25/97	P.B. APPEARANCE	SCHEDULE P.H.
06/18/97	WORK SESSION APPEARANCE . NEXT AGENDA	SUBMIT REVISION
05/28/97	P.B. APPEARANCE . ADDRESS ENGINEERS COMMENTS AND RETURN	ADDRESS ENG. COMMENT
04/16/97	WORK SESSION APPEARANCE . CLOSE OUT FORMER APPLICATION OF 87-67 AND RESUBMIT NEW . APPLICATION	CLOSE 87-67 SUBMIT
01/15/97	WORK SESSION APPEARANCE	REVISE & RETURN W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/27/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	06/20/97	MUNICIPAL HIGHWAY	06/24/97	APPROVED
REV1	06/20/97	MUNICIPAL WATER	06/24/97	APPROVED
REV1	06/20/97	MUNICIPAL SEWER	/ /	
REV1	06/20/97	MUNICIPAL FIRE	06/24/97	APPROVED
ORIG	05/20/97	MUNICIPAL HIGHWAY	05/22/97	APPROVED
ORIG	05/20/97	MUNICIPAL WATER	05/22/97	APPROVED
ORIG	05/20/97	MUNICIPAL SEWER	06/20/97	SUPERSEDED BY REV1
ORIG	05/20/97	MUNICIPAL FIRE	05/27/97	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES
APPLICANT: DEUTSCH, JACOB

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/20/97	EAF SUBMITTED	05/20/97	WITH APPLICATION
ORIG	05/20/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/20/97	LEAD AGENCY DECLARED	05/28/97	TOOK LEAD AGENCY
ORIG	05/20/97	DECLARATION (POS/NEG)	08/27/97	DECL. NEG. DEC.
ORIG	05/20/97	PUBLIC HEARING	06/25/97	SCHEDULE P.H.
ORIG	05/20/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/27/97	SUB. APPROVAL FEE	CHG	270.00		
09/17/97	REC. CK. # 1210	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
08/27/97	3 LOTS @ 500.00 EA	CHG	1500.00		
09/17/97	REC. CK. #1211	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-18

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
05/20/97	REC. CK. #1205	PAID		600.00	
05/28/97	P.B. ATTY. FEE	CHG	35.00		
05/28/97	P.B. MINUTES	CHG	22.50		
06/25/97	P.B. ATTY. FEE	CHG	35.00		
06/25/97	P.B. MINUTES	CHG	22.50		
08/27/97	P.B. ATTY. FEE	CHG	35.00		
08/27/97	P.B. MINUTES	CHG	13.50		
09/10/97	P.B. ENGINEER FEE	CHG	327.90		
09/23/97	RET. TO APPLICANT	CHG	108.60		
		TOTAL:	600.00	600.00	0.00

cc: L.R. 9/23/97



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
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New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

10 September 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: MOORES HILL ESTATES MINOR SUBDIVISION
FINAL APPROVAL STATUS
NEW WINDSOR PLANNING BOARD NO. 97-18

A review of our files for this application does not indicate any conditions of approval which would require a revision to the subdivision as previously submitted. As well, the project does not include any public or private improvements which would involve bonding or estimates. As such, once all the fees are paid, I am aware of no reason why this plan could not be stamped with approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'MJE', written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

a:mason4.sh

AS OF: 09/10/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 97- 18

FOR WORK DONE PRIOR TO: 09/10/97

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	ENPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
97-18	110384	01/15/97	TIME	MJE	WS MOORES HILL	75.00	0.30	22.50			
97-18	112983	02/10/97	TIME	MJE	MC MOORES HILL W/ENGR	75.00	0.30	22.50			
97-18	118949	04/02/97	TIME	MJE	WS MOORES HILL WORK SES	75.00	0.30	22.50			
97-18	118974	04/16/97	TIME	MJE	WS MOORES HILL SUBD	75.00	0.40	30.00			
97-18	120178	05/02/97	TIME	MJE	MC MOORES HILL	75.00	0.20	15.00			
97-18	121620	05/28/97	TIME	MCK	CL MOORES HILL RVN COMM	28.00	0.50	14.00			
97-18	122525	05/28/97	TIME	MJE	MC MOORES HILL	75.00	0.50	37.50			

								164.00			
97-18	122731	05/31/97			BILL 97-512 6/16/97					-164.00	

										-164.00	
97-18	123812	06/12/97	TIME	MJE	MC TC MOORES HILL JC	75.00	0.30	22.50			
97-18	123709	06/18/97	TIME	MJE	WS MOORES HILL	75.00	0.40	30.00			
97-18	123626	06/25/97	TIME	MJE	MC MOORES HILL	75.00	0.40	30.00			
97-18	124503	06/25/97	TIME	MCK	CL MOORES HILL RVN COMM	28.00	0.50	14.00			

								96.50			
97-18	125534	06/30/97			BILL 97-601 7/15/97					-96.50	

										-96.50	
97-18	129493	08/27/97	TIME	MJE	MM MOORES HILL FINAL AP	75.00	0.10	7.50			
97-18	129595	08/27/97	TIME	MCK	CL MOORES HILL EST COMM	28.00	0.50	14.00			
97-18	130738	09/10/97	TIME	MJE	MC MOORES HILL FINAL RE	75.00	0.50	37.50			
97-18	130742	09/10/97	TIME	SAS	CL FINAL MEMO	28.00	0.30	8.40			
								=====	=====	=====	=====
TASK TOTAL								327.90	0.00	-260.50	67.40
.....											
								=====	=====	=====	=====
GRAND TOTAL								327.90	0.00	-260.50	67.40

PUBLIC HEARING:

MOORES HILL ESTATES SUBDIVISION (97-18) MOORES HILL ROAD

MR. PETRO: Is someone here to represent this? What we'll do is we'll skip over that for now and give them a chance. Is there anyone here who is here because of the public hearing?

MR. PURESS: Yes.

MR. PETRO: What we'll do is we'll give them a chance to come in so stay seated, relax and we're going to go through the regular item and when they show up, we'll go back to it so it's not a waste of time.

MRS. PURESS: Don't they know what time it was supposed to be?

MR. PETRO: Yes, they do.

MRS. PURESS: I mean, it's interesting.

MR. PETRO: Until we pass judgement I mean it could be unfortunately an accident or something so we don't know. So let's give them the benefit of the doubt.

MRS. PURESS: Let's hope it is.

MR. PETRO: It is or it isn't?

MRS. PURESS: It is so then we know why they're late.

MR. PETRO: Well, I can see this is going to be an easy one tonight. Let's skip over to No. 2.

PUBLIC HEARING:

MOORES HILL ESTATES SUBDIVISION (97-18) MOORES HILL ROAD (Continued)

James Clearwater appeared before the board for this proposal.

MR. PETRO: Proposes the minor subdivision of the 25.57 acre parcel into four single-family residential lots. The plan was previously reviewed at the May 28, 1997 and 25th of June 1997 planning board meetings. So this is your third appearance. Basically you're breaking up 25 acres into four building lots.

MR. CLEARWATER: That's correct.

MR. PETRO: Does one exist already? Is there one home already?

MR. CLEARWATER: No.

MR. BABCOCK: It's three homes and then the remainder, Jim.

MR. PETRO: Three homes and the rest of the land that's going to remain. So basically you're taking about three houses on 25 acres.

MR. CLEARWATER: That's correct.

MR. LANDER: No, four. There are four houses.

MR. DUBALDI: Four.

MR. PETRO: Well, three and a possibility of four. They're going to show three. Okay, you want to proceed.

MR. CLEARWATER: Yes, thank you. For the benefit of the public --

MR. PETRO: Address us first and then we're going to open up the public hearing.

MR. CLEARWATER: For the benefit of the public and the board. It's been several months. As Mr. Chairman outlined, this is a 25 and a half acre parcel that the applicant has owned for a good 10 years and at this time he is proposing to create three new single-family

residential lots on Moores Hill Road. The balance of the property, the 22 and a half acres, he will retain. The three new residential lots will have individual wells for the water supply and they will connect to the public sewer for waste disposal.

MR. PETRO: Could you outline the three new lots?

MR. CLEARWATER: All three of them front on Moores Hill Road. The smallest of the lots is 38,782 square feet.

MR. PETRO: And Weather Oak Hill is up to the south.

MR. CLEARWATER: Weather Oak Hill is a bit to the west. Moores Hill is to the southeast. Route 207 to the northeast.

MR. PETRO: And, again, that fourth lot, you're just showing that for the purposes of going through the board but you're not proposing to build back there.

MR. CLEARWATER: That's correct. The fourth proposed house is shown really to prove that there is an area on that lot suitable for a house. That applicant has no intention of building that.

MR. PETRO: Mark, do you have any outstanding comments you want to talk about here?

MR. EDSELL: No, Jim has addressed each of my previous comments.

MR. LANDER: How is the sight distance on this coming, I would say, west on Moores Hill?

MR. CLEARWATER: The sight distance on all three or all four driveways is more than adequate. We measured them and I have the numbers if you want to hear them.

MR. PETRO: Well, we have, Ron, we have highway approval on 5/22/97. Excuse me, make that 6/24/97 and fire approval on 6/24/97. That was a prior date earlier. So the highway department has reviewed this and deemed that the driveways were in the proper locations. The wetlands to the north of the site, I see the one lot is just buffing going up to it close but it's not actually in the wetlands?

MR. CLEARWATER: No, none of the three new lots are effected by the federal wetlands. And for the benefit

of the public, there are 14 acres of wetlands -- 14 and a half acres --

MR. PETRO: Federal or New York?

MR. CLEARWATER: Federal wetlands on this 25 acre site so a good portion of the site is impacted with that regard which the developer cannot do anything with.

MR. PETRO: That topo on that first lot there looks like it's pretty steep, Lot 1. How are you going to address that?

MR. CLEARWATER: On the west side?

MR. PETRO: Yes.

MR. CLEARWATER: Yeah, there is a slope there, yes. It will be graded out around the house.

MR. PETRO: You might need a sump pump in that house. Well, that's not a planning board issue. I don't know why I'm even saying that. Any other members have anything now or let's open it up to the public and see what they have to say.

MR. DUBALDI: Let's see what the public has to say.

MR. LANDER: Open it to the public.

MR. PETRO: "On August 15, 1997, 35 addressed envelopes containing the attached notice of public hearing did go out. Sworn to me before this day 15th of August, 1997. Deborah Green, Notary Public." At this time I'm going to open up to the public for any comments. If someone is here that would like to speak on behalf of this application, please be recognized by the Chairman and come forward and state your name and address for the stenographer and anything you would like to talk about.

MR. LANDER: You can turn that now.

MR. PETRO: We are also going to review this once again after we hear from you. So it's not over yet.

MR. SVITAK: My name is Frank Svitak. My property borders the No. 1 Lot here right there on the corner. Now, I've been there over 40 years. Now he's going to propose putting in three wells, what's that going to do

to my water?

MR. PETRO: This is a question that arises any time there is a subdivision and we come up with the standard answer: I don't know. And I think that's the best answer I can give you.

MR SVITAK: Well, I'm above this property and --

MR. PETRO: I understand but keep in mind, -- I'm not being a wise guy, I tell everybody the same thing -- that when you built your lot, you had a right to drill a well. When anybody else has a lot, they have a right to drill a well. And there is no way in determining exactly -- you can drill about ten feet apart and they can be different, you know that.

MR. SVITAK: Isn't in better off holding this property up until that water line goes through there so we don't have problems? Because the water line is going in there in the next year.

MR. PETRO: Again, if you owned the property and you were paying taxes on this property and you wanted to develop it, it wouldn't be fair to ask you --

MR. SVITAK: What happens if my well goes dry? I pay for it.

MR. PETRO: I understand. I sympathize with what you're saying, it's just that, first of all, it's beyond our power to --

MR. SVITAK: You can't do nothing.

MR. PETRO: -- do anything about finding out whether there is water down in the ground there. It's an issue that comes up all the time when there are wells involved and this is something that the planning board has no answer for you. I'm sorry.

MR. BUTLER: Mr. Chairman, Brian Butler, Moores Hill Road. Apparently one of these houses can border on my property.

MR. PETRO: You're going to have to wait up a minute, Mr. Butler. Everybody is going to have to be seated so we can continue the public hearing.

MR. BABCOCK: Mr. Chairman, maybe you could make sure that they speak loud enough so that the stenographer

can hear what they're saying. Only one person can talk at once.

MR. PETRO: Why don't you come forward and state your name again, please, and your address.

MR. BUTLER: Brain Butler, Moores Hill Road. You spoke about the visibility for the driveways. Mr. Babcock, he's been at my house numerous times. He knows how bad it is getting out of my house in either direction. Is anything being looked at as far as lowering Moores Hill where that crest is? Is that a potential?

MR. PETRO: Not to my knowledge. And, again, you can talk to the highway department.

MR. BUTLER: Because it is so difficult getting out now, obviously now there are four houses down there, that's more traffic going by.

MR. PETRO: I can tell you the highway department did go there and it did review the site and it meets all standards they set forth to have an entrance of a driveway at that location. I have the approval here, otherwise, we wouldn't even be going any further.

MR. BABCOCK: Brian, one thing you should keep in mind is the developer has already gone on record saying the house that's next to yours they have no intentions of building. He has to show a house location on that lot that's left over so that it's an approved lot for building. He's saying he has -- is that what you said?

MR. CLEARWATER: That's correct.

MR. BABCOCK: He has no intentions of building that house. It's only the 1, 2 and 3 Lots.

MR. PETRO: Up on the other side.

MR. BUTLER: That was one concern. The only other one, again, and it's already been brought up about the water. When I bought my house, I was 470 feet deep and it went dry. My new well is 680 feet deep and I had to have another process done on it to get at the water. No one owns the water underneath the ground, but then, again, what happens if he does end up taking the water from all the people that have been there forever?

MR. LUCAS: Is there anything slated as far as getting

a water main in that area?

MR. PETRO: Is that part of District 11?

MR. EDSELL: District 11. The contracts will likely be signed next week so construction will start in say two to three weeks.

MR. PETRO: It may all probably happen at the same time. I don't know. When do you plan on starting your --

MR. CLEARWATER: The applicant has made no indication of when he wants to do anything.

MR. PETRO: I mean, the weather is starting to change soon anyway, so it's possible the water line may even be here before they build. Because it's like what Mark said, this is going to happen rather quickly from what I understand.

MR. EDSELL: The contractor is very much interested in starting right away.

MR. PETRO: I happen to know everything was signed a couple days ago. It should happen pretty soon.

MR. PURESS: My name is Howard Puress. I live at 27 Weather Oak Hill. I'm on my fourth well and I'm 550 feet deep and I'm right off the corner of that property. Again, water. I can't afford it anymore.

MR. LUCAS: Do you plan on hooking up to the Town water when it does come through?

MR. PURESS: Of course.

MR. LUCAS: All of you, right?

MR. PURESS: I've been there for 22 years and they've been promising this since the second year I moved in there.

MR. BABCOCK: This same water line is going to go down Weather Oak Hill.

MR. PURESS: What's going up Riley Road now?

MR. EDSELL: That's a transmission line.

MR. PETRO: Did you see all the pipe that's over by Big Saver? That's all the pipe that's getting ready to go in.

MRS. PURESS: Betty Puress, 27 Weather Oak Hill. How big are these homes? Single? Double?

MR. CLEARWATER: They are single-family houses.

MRS. PURESS: What type?

MR. CLEARWATER: I don't know. The applicant -- he may build them, he may just sell the lots.

MR. PETRO: Betty, the Town of New Windsor has a minimum square footage for single-family homes.

MRS. PURESS: Why I ask, with all due respect to the planning board, we were at one I think eight years ago and we were told it was a worksmans' property across the street from us but in the back that the builder was supposed to put up a beautiful contemporary that would increase all our property values. Well, we didn't get sucked into it but the planning board did. And what did we get? A modular.

MR. LUCAS: Well, it's still a house --

MRS. PURESS: Piece of crap. Piece of crap..

MR. LUCAS: Cosmetically --

MRS. PURESS: Well, you're getting this picture --

MR. LUCAS: Right, but you can't tell a person to build contemporary or modern. If there's a square footage --

MRS. PURESS: We didn't tell them.

MR. LUCAS: We can't tell them.

MRS. PURESS: They told the planning board. This was all part and parcel of this package that were sucking us in that this house is going to be beautiful.

MR. PETRO: What is the square footage, Mike?

MR. BABCOCK: 1,000.

MR. EDELL: Maybe it would be worth while just to let

her know that this board as authorized under the State law is not an architectural review board. They don't have the authority to tell someone that you have to build a certain type of house, a certain color, a certain style.

MRS. PURESS: No, no, I can understand that.

MR. EDSELL: They can't do that.

MRS. PURESS: But how many feet can they go up or, you know?

MR. EDSELL: They ar only allowed to have 35 feet in height and they must have 1,000 square foot of livable of area. But as far as the actual location of the house on the lot, as long as it meets setbacks, this board doesn't tell them exactly where to build it. They can't tell them what color, what style. Nothing else. That is not under their rights by the State law. It's unfortunate in many cases, I know, because I know some houses I wish we had better control over.

MR. PETRO: The guidelines that we do have, as Mark says, is height, setbacks and minimum square footage.

MRS. PURESS: Right, I can understand that. But this meeting that we had all been at this man was saying that he was going to --

MR. PETRO: Well, he was presenting something that he never followed through on is what happened. It's unfortunate.

MRS. PURESS: It's a nice area and I'd hate to see it looking --

MR. CLEARWATER: I'm not going to promise you that he's going to build a particular style house. He's made no overture to us on what he wants to build other than single-family houses.

MR. PETRO: Is there anyone else that would like to speak on a different issue?

MR. DUBALDI: I make a motion to close the public hearing, Mr. Chairman.

MR. STENT: Second.

MR. PETRO: A motion has been made and seconded that New Windsor planning board close the public hearing for Moores Hill Estates Minor Subdivision on Moores Hill Road. Is there any further discussion from the board members?

ROLL CALL

MR. DUBALDI: AYE
MR. STENT: AYE
MR. LANDER: AYE
MR. LUCAS: AYE
MR. PETRO: AYE

MR. PETRO: At this time I would like to reopen this application up to the board. And we will once again review it. We've heard some comments from the people obviously about the wells. We hear this a number of times. Hopefully in this particular part of town that's going to be solved because water district 11 has been approved and is going to be built and that would alleviate any problems here. I would assume that would be up there before these houses are built, but we're not promising that. That's just a conjecture on my part. We also heard about sight distance on the driveway which is really on the opposite end of where this gentleman is building so I really don't think it pertains to that. We do have highway approval from 6/24/97. What was the other outstanding comments? Nothing. There was just water, the size of the houses and we discussed that at length. Do any of the board members have anything else they want to add about this plan.

MR. STENT: One question, Jim. Does zoning only allow one-family dwellings there?

MR. PETRO: Yes.

MR. LANDER: You have to have 65,000 square feet to have a duplex.

MR. BABCOCK: Mr. Chairman, it's an R-3 zone. Two-family are permitted but the lot size --

MR. PETRO: These lot sizes are too small.

MR. BABCOCK: That's correct. He cannot build two-family houses on these lots.

MR. PETRO: Everyone understands that? He cannot build a duplex here. The lot size that they designed is too small, it has to be a single-family home.

MR. LANDER: I think the measurements are 65,000 square feet, Mike, or 63,000?

MR. BABCOCK: Well, it varies with the availability of water and sewer. Right now you would say that it doesn't have central water but within six months it could have that. The lot size changes depending on the --

MR. LANDER: What would the lot size change to?

MR. PETRO: Can we have a motion on the SEQRA process? Would anybody care to make --

MR. EDSELL: It ranges from a low of 50,000 square feet to a high of 75,000 square feet.

MR. PETRO: Again, can I have a motion under the SEQRA process?

MR. LANDER: Make a motion we declare a negative dec.

MR. LUCAS: Second.

MR. PETRO: A motion has been made and seconded that the New Windsor planning board declare a negative dec. on the Moores Hill Estates Minor Subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI:	AYE
MR. STENT:	AYE
MR. LANDER:	AYE
MR. LUCAS:	AYE
MR. PETRO:	AYE

MR. PETRO: I think we've completely gone over this. This is the third time we've seen it. We've had the public hearing. We heard from all the other agencies. Are there any other outstanding comments at this time? Does anybody want to say one last thing even though the public hearing is closed? Is there a motion to grant final approval?

MR. STENT: Motion to grant final approval for the Moores Hill Estates Minor Subdivision on Moores Hill Road.

MR. DUBALDI: Second.

MR. PETRO: A motion has been made and seconded that the New Windsor planning board grant final approval for the Moores Hill Estates Minor Subdivision on Moores Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI: AYE
MR. STENT: AYE
MR. LANDER: AYE
MR. LUCAS: AYE
MR. PETRO: AYE

MR. PETRO: Thank you and thank you for intelligent questions.

MRS. PURESS: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MOORES HILL ESTATES MINOR SUBDIVISION
PROJECT LOCATION: MOORES HILL ROAD
SECTION 34-BLOCK 2-LOTS 6, 17 AND 38
PROJECT NUMBER: 97-18
DATE: 27 AUGUST 1997
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION
OF THE 25.57 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 28 MAY 1997 AND
25 JUNE 1997 PLANNING BOARD MEETINGS.

1. As noted in my June review comments, the Applicant has already addressed all of my previous review comments at this time.

If the Board identifies any new concerns as part of this public hearing, I will be pleased to review same, as deemed appropriate by the Planning Board.

2. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MOORES3.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

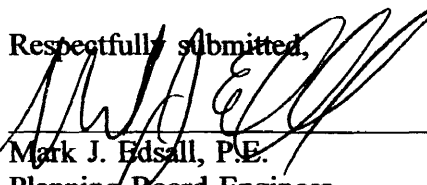
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MOORES HILL ESTATES MINOR SUBDIVISION
PROJECT LOCATION: MOORES HILL ROAD
SECTION 34-BLOCK 2-LOTS 6, 17 AND 38
PROJECT NUMBER: 97-18
DATE: 25 JUNE 1997
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION
OF THE 25.57 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 28 MAY 1997 PLANNING
BOARD MEETING.

1. The Applicant has addressed all of my previous review comments on the latest plan submitted.
2. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
3. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. Other than the procedural items noted above, I am aware of no outstanding issues or questions with regard to this application.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:MOORES2.mk

4
Public Hearing

RESULTS OF P.B. MEETING

DATE: August 27, 1997

PROJECT NAME: Moores Hill Estates Sub PROJECT NUMBER 97-18

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) M S) N VOTE: A 5 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S S) 0 VOTE: A 5 N 0 APPROVED: 8/27/97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

@ 0 @ 5 to Close P.H. - 5 Ayes 0 Nays

8/27/97

97-18

Moores Hill Estates - Public Hearing

Frank Suitak - Spoke re: Water with three more wells nearby.

Brian Butler - Spoke re: Visibility for driveways & water access.

Howard ~~Ramos~~ - Spoke re: Wells & water

Betty Prens - Spoke re: How large are homes

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00
____ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

____ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ 600.00

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 ①

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 1500.00 ②

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on AUGUST 27 1997 at 7:30 P.M. on the approval of the proposed SUBDIVISION (Subdivision of Lands)* (Site Plan)* OF "MINOR SUBDIVISION FOR MOORES HILL ESTATES" located NORTH SIDE MOORES HILL ROAD; TAX MAP SECTION 34 BLOCK 2 LOTS 6, 17 & 38 Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: AUGUST 8, 1997

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

8/18/97

Mr. Petro

This is "No Problem" as far as I'm concerned. Please proceed.

Quilla Pike
hinda

-----X

Moores Hill Estates Subdivision

AFFIDAVIT OF
SERVICE
BY MAIL

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

15th day of August, 1997

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

AFFMAIL.PLB - DISC#1 P.B.

Christie, Anthony J. & Sandra L. ✓
987 Little Britain Rd.
New Windsor, NY 12553

Hughes, T. Scott & Petro James R. Jr. ✓
18 Ellison Dr.
New Windsor, NY 12553

Lendino, Rose M. ✓
861 Route 300
Wallkill, NY 12589

Armitage, Bruce S. & Lillian V. ✓
30 Browns Dr.
New Windsor, NY 12553

Gladstone, Donald W. & Georgene M. ✓
28 Browns Dr.
New Windsor, NY 12553

Loeven, Robert T. & Anna C. ✓
26 Browns Dr.
New Windsor, NY 12553

La Porta, Joseph ✓
24 Browns Dr.
New Windsor, NY 12553

Kutsche, Erhart F. & Marie ✓
Apt. 501 88-11 63rd Dr.
Rego Park, NY 11374

Butler, Brian E. & Ann Marie ✓
42 Moores Hill Rd.
New Windsor, NY 12553

Mehmed, Paul M. & Cecelia M. ✓
9 Weather Oak Hill Rd.
New Windsor, NY 12553

Keywork Thomas C. & Zimmerman, Ronnie ✓
17 Weather Oak Hill Rd.
New Windsor, NY 12553

Crinieri, James C. ✓
19 Weather Oak Hill Rd.
New Windsor NY 12553

Pasquale A. Vigliotti & M. Elizabeth Pasquale Inter VIVOS TR. ✓
c/o Pasquale & John Vigliotti
21 Weather Oak Hill Rd.
New Windsor, NY 12553

Magwood, Quincy & Elaine C. ✓
23 Weather Oak Hill Rd.
New Windsor, NY 12553

Walker, James J. & Mary Ann
25 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

Preuss, Howard E.
27 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

Goldman, Leonard
2208 Honeysuckle Dr.
Richardson, TX 75082 ✓

Sullivan, Francis E. & Carolyn M.
31 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

Yuen, Wai Lim & Wai Yee
33 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

Hornibrook, Walter J. & Bernice J.
35 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

Svitak, Francis & Jennette
Box 395 Moores Hill Rd.
New Windsor, NY 12553 ✓

Kent, George F. Jr. & Patricia A.
11 Weather Oak Hill Rd.
New Windsor, NY 12553 ✓

McQuiston, Linda J.
99 Moores Hill Rd.
New Windsor, NY 12553 ✓

Breitenbach, Karen
85 Moores Hill Rd.
New Windsor, NY 12553 ✓

Molloy, Thomas J. & Gina A.
75 Moores Hill Rd.
New Windsor, NY 12553 ✓

Petzold, Rudolph G. & Edith I.
Box 10712
Newburgh, NY 12550 ✓

Raiani, Philip & Guiomar P.
PO Box 322
Hillsdale, NJ 07642 ✓

13

Windsor Woods Inc.
1 Depew Ave.
Nyack, NY 10960-2030

Pike, Linda S.
PO Box 4976
Woodland Park, CO 80866

Rowell, Raymond A.
PO Box 4976
Woodland Park, CO 80866

14
13
3
—
30
Town Office 5
35
Envelopes mailed

RESULTS OF P.E. MEETING

DATE: June 25, 1997

PROJECT NAME: Moores Hill Estates PROJECT NUMBER 97-18

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) L S) D VOTE: A 2 N 3

(Waive)

WAIVED: YES _____ NO ✓

Schedule
P.H.

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MOORES HILL ESTATES MINOR SUBDIVISION
PROJECT LOCATION: MOORES HILL ROAD
SECTION 34-BLOCK 2-LOTS 6, 17 AND 38
PROJECT NUMBER: 97-18
DATE: 28 MAY 1997
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION
OF THE 25.57 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.


1. The property is located within the R-3 Zoning District of the Town. The required bulk information shown on the plan appears correct, with the exception of required corrections as follows:
 - a. The frontage value should have the term "setback" deleted. This is not a setback type criteria.
 - b. The bulk table is incomplete as maximum building height, minimum livable floor area and maximum development coverage values are missing.
 - c. The bulk table should be expanded to indicate "provided" values for each lot.
 - d. The area for Lots 1, 2, 3 and 4 should all have a "gross" and "net" area indicated in conformance with the lot area definition of Section 48-37.
2. The Board should verify that the previous application for this property for the twenty three (23) lot subdivision, Application 87-67, has been properly closed-out.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MOORES HILL ESTATES MINOR SUBDIVISION
PROJECT LOCATION: MOORES HILL ROAD
SECTION 34-BLOCK 2-LOTS 6, 17 AND 38
PROJECT NUMBER: 97-18
DATE: 28 MAY 1997

3. As discussed at the 16 April 1997 Planning Board Work Session, a typical house location and utility connections should be depicted for Lot 4.
4. The plan should include a note indicating that driveway culverts will be provided for Lots 1, 2 and 3, as per the requirements established by the Town Highway Superintendent.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
6. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MOORES.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: ROUTE 32 ASSOCIATES MINOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 102
PROJECT NUMBER: 97-19
DATE: 28 MAY 1997
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION
OF THE EXISTING 5.7 +/- ACRE COMMERCIAL PROPERTY
INTO TWO (2) LOTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The property is located entirely within the C Zone. The bulk table lists a variety of possible uses and reflects the most restrictive requirement among those various uses; although the Board should note that the specific bulk requirements for compliance will be discussed as part of follow-up site plan applications for the individual lots. The typical bulk information shown on this plan does indicate that compliance can be obtained for numerous uses within the zone.
2. The Board may wish to forward a copy of this application to the New York State Department of Transportation for comment. Although no permits are required from that Department related to this application, the division line will effect the locations of future curb cuts; therefore, their input may be appropriate at this time.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ROUTE 32 ASSOCIATES MINOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 102
PROJECT NUMBER: 97-19
DATE: 28 MAY 1997

5. At this time, I am aware of no further concerns with regard to this subdivision application. Obviously, when the individual site plans are submitted, a more detailed review will be required.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Hsall, P.E.
Planning Board Engineer

MJEmk

A:ROUTE32.mk

REGULAR ITEMS:

MOORES HILL ESTATES SUBDIVISION (97-18) MOORES HILL ROAD

Mr. James Clearwater appeared before the board for this proposal.

MR. PETRO: We have seen you here at the May 28th meeting, we went over the four lot subdivision at that time. Can you bring us up to date on a couple of the highlights of that meeting and what we had asked you to do?

MR. CLEARWATER: At the May meeting, since the May meeting, we revised the plan to reflect the comments of the board and town engineer, all were minor at least we considered minor, we updated the bulk regulations to include not only what's required but what we provided on each of the 4 lots, 3 small lots.

MR. PETRO: Just to refresh my memory, show us the new lots on the map.

MR. CLEARWATER: There's three small lots, they front on Moores Hill Road.

MR. PETRO: Remainder would be the fourth?

MR. CLEARWATER: Balance of the property is 22 acres.

MR. PETRO: Proposed dwelling on lot 4, Mark, I see there's a lot of wetlands, is that buffer zone in accordance with the law? I know it has to be so many feet away from the buffer zone.

MR. EDSALL: You're talking about the well being out of the buffer area?

MR. PETRO: Says proposed dwelling in lot number 4, I know they are probably not going to build it, that is what they are showing for the remainder lot which they have to show very close to the wetlands.

MR. EDSALL: Maybe we can get a clarification from Jim,

are the limits shown the boundary of the actual wetlands?

MR. CLEARWATER: That is correct.

MR. PETRO: Buffer zone is a hundred feet passed that?

MR. CLEARWATER: These are federal wetlands.

MR. EDSALL: They are not fresh water wetlands from the state.

MR. CLEARWATER: Correct.

MR. EDSALL: Difference being that the federal does not have the same 100 foot buffer.

MR. PETRO: Oh, that answers my question, other three lots meet all the necessary area?

MR. CLEARWATER: Yes, they do, actually they are oversized.

MR. PETRO: We have highway approval on 6/24/97, it was re-looked at and fire on 6/24/97.

MR. LANDER: Do you have highway approval?

MR. PETRO: Yes, we do, on 6/24/97.

MR. LANDER: I'd imagine proposed dwelling on lot 4 has required sight distance?

MR. PETRO: Yes.

MR. LANDER: There's a hill right here.

MR. PETRO: We took lead agency at the 5/20/97 meeting, on 5/28, gentlemen as far as the public hearing is concerned?

MR. LUCAS: Move we waive the public hearing, well, the lots are above size.

MR. LANDER: I know that but we still have residents

all along the back here on Weather Oak Hill.

MR. PETRO: It's zoned R-3 so it is a permitted use in the zone.

MR. LANDER: Absolutely, I still think we should have a public hearing, Mr. Chairman, but I'm only one member, just let the people know, nobody will probably show up.

MR. PETRO: We have a motion to waive the public hearing. Anyone want to second that motion?

MR. DUBALDI: I will second it.

MR. PETRO: Motion has been made and seconded that we waive the public hearing for the Moores Hill Estates minor subdivision under its discretionary judgment for minor subdivisions now under discussion. Ron just gave his view point that he thinks even though it is a permitted use in the zone, he would like to see public hearing just to let people know what's going on, that three houses will be built so Ed, we haven't heard from you.

MR. STENT: I think we should have one.

MR. PETRO: There's a motion before the floor, what we'll do is take a roll call. Motion to waive the public hearing.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	AYE

MR. DUBALDI: Waive the public hearing.

MR. STENT: You screwed me up, no.

ROLL CALL CONTINUED

ROLL CALL

MR. LANDER	NO
MR. LUCAS	AYE

MR. PETRO

AYE

MR. PETRO: Motion's denied, we'll schedule a public hearing. Motion did not carry, so what we'll do is schedule a public hearing for the minor subdivision which could be at the next meeting as long as all the paperwork is done, okay, until that time, what we'll do is we're not going to take action under the SEQRA process until we get input from the people, standard procedure. As far as any other concerns on the map itself, gentlemen, any concerns as far as site plan?

MR. STENT: I have none.

MR. LANDER: No, not right now.

MR. PETRO: We'll get you scheduled for a public hearing which will be as soon as you can get all the paperwork, I'm sure you're anxious.

MR. CLEARWATER: Refresh my memory.

MS. MASON: Order the public hearing list from the assessor's office. As soon as you have that in hand, I can give you a date for the public hearing.

MR. CLEARWATER: Okay, fine.

MR. PETRO: That is relatively easy, you go up to the assessor's office, it shouldn't take you that much time.

MR. CLEARWATER: Return receipt?

MR. PETRO: Not anymore, just notary public, regular mail.

MS. MASON: You have to bring them in to me and I mail them from here.

MR. PETRO: No more return receipt, we did away with that.

MS. MASON: Just get the list and I will explain the rest.

June 25, 1997

7

MR. CLEARWATER: Thank you.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on AUGUST 27 1997 at 7:30 P.M. on the approval of the proposed SUBDIVISION (Subdivision of Lands)* (Site Plan)* OF "MINOR SUBDIVISION FOR MOORES HILL ESTATES" located NORTH SIDE MOORES HILL ROAD; TAX MAP SECTION 34 BLOCK 2 LOTS 6, 17 & 38 Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: AUGUST 8, 1997

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

RESULTS OF P.B. MEETING

DATE: May 28, 1997

PROJECT NAME: Moore's Hill Estates

PROJECT NUMBER 97-18

LEAD AGENCY:

* NEGATIVE DEC:

M) Q S) 5 VOTE: A 5 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Return after addressing Mark's comments

AS OF: 04/30/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 87- 67

FOR WORK DONE PRIOR TO: 04/30/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
									TIME	EXP.	BILLED	BALANCE	
87-67	18949	04/02/97	TIME	MJE	WS	MOORES HILL WORK SES	75.00	0.30	22.50				
87-67	18974	04/16/97	TIME	MJE	WS	MOORES HILL SUBD	75.00	0.40	30.00				
TASK TOTAL									52.50	0.00	0.00	52.50	
GRAND TOTAL									52.50	0.00	0.00	52.50	

Transfer to new application #



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Miford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B #

97-18

WORK SESSION DATE: 18 Jun 97

APPLICANT RESUB.

REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

As requested

PROJECT NAME: Morris Hill

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Jim Connolly

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- P/H decision
- Plans OK

- disc options for future subd.

next avail mtyg
after plans

POSS
MTG

4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JUN 23 1997

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 18

DATE PLAN RECEIVED: RECEIVED JUN 19 1997

The maps and plans for the Site Approval _____

Subdivision ☒ _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved _____.

If disapproved, please list reason _____

James O. Sullivan 6/24/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 18

DATE PLAN RECEIVED: RECEIVED JUN 19 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Moore's Hill Estates _____ has been

reviewed by me and is approved ☒ _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notify water Dept for discussion on
water hook-up -

HIGHWAY SUPERINTENDENT _____ DATE _____

Jan D. D. V. Grew 6-23-97
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Moores Hill Estates

Date: 24 June 1997

Planning Board Reference Number: PB-97-18

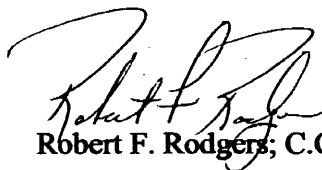
Dated: 19 June 1997

Fire Prevention Reference Number: FPS-97-029

A review of the above referenced subject subdivision plan was conducted on 23 June 1997.

This subdivision plan is acceptable.

Plans Dated: 6 June 1997 Revision 2



Robert F. Rodgers, C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~(WATER)~~ SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 18

DATE PLAN RECEIVED: RECEIVED MAY 20 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Moore's Hill Estates _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Please Contact water dept - for discussion -

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. Gino 5-22-97
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 18

DATE PLAN RECEIVED: RECEIVED MAY 20 1997

RECEIVED

MAY 22 1997

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision ✓ as submitted by

for the building or subdivision of

has been

reviewed by me and is approved ✓

disapproved

If disapproved, please list reason

Moores Hill Estates

W. James Cullen 5/22/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Moores Hill Estates

Date: 27 May 1997

Planning Board Reference Number: PB-97-18


Dated: 20 May 1997

Fire Prevention Reference Number: FPS-97-026

A review of the above referenced subject subdivision plan was conducted on 22 May 1997.

This subdivision plan is acceptable.

Plans Dated: 18 February 1997.



Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # _____ - _____

WORK SESSION DATE: 15 Jan 97

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Moses Hill Estates

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Larry Torr.

MUNIC REPS PRESENT: BLDG INSP. out island
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

GET NEW
APP &
CLOSE OUT
87-67

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 23 lots (87-67)
- advise re WD II
- MJE ck w/ GM re status Majestic lawsuit -
can realloc agmts be signed.
- Larry will ck re state wetlands / he will ck fed wetlands
- advise of Lot Area - need 21,780 disc re tractions
- 3 lots on Moses Hill - rec new sewer line in front of
- disc C&R ent. -
- Disc poss loop water to Browns Ln thru this sub to C&R



McGOEY, HAUSER and EDSALL
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1-3

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NBW WINDSOR

P/B # _____

WORK SESSION DATE: 16 April 97

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Moore Hill Estates

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Jin Clearwater

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- wetlands eval to be done
- 3 lot minor
- Close out 87-67
- short EAF OK
- show house loc & util for lot 4
- driveways - w/ cut per Hwy rept.



TOWN OF NEW WINDSOR

97 - 18

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"
RECEIVED MAY 20 1997

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg. Site Plan Spec. Permit

1. Name of Project Moore's Hill Estates

2. Name of Applicant Jacob Deutsch Phone (914) 783-9375

Address 1 Kennedy Court Monroe NY 10950
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same Phone

Address
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Raimondi Associates, P.C. (914) 782-8681

Address 110 Stage Road Monroe NY 10950
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney Bernard E. Davis, Esq. Phone (914) 469-8402

Address 301 Chester Plaza Chester, NY 10918
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning
Board Meeting Lawrence Torro Phone (914) 782-8681
(Name)

7. Project Location: On the West side of Moore's Hill Road
(street)
800 feet South of Old Little Britain Road
(direction) (street)

8. Project Data: Acreage of Parcel 25.6 Zone R-3,
School Dist.

9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y N X

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 34 Block 2 Lots 6,17 & 38
11. General Description of Project: Creation of 4 lots consisting of 3
residential lots and the balance of the property.

12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.

13. Has a Special Permit previously been granted for this
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

13 day of MARCH 1997

Jordan Decker
Applicant's Signature

Robert J. Marshall
Notary Public

ROBERT J. MARSHALL
Notary Public, State of New York
No. 4800610
Qualified in Orange County
Commission Expires April 30, 1997

TOWN USE ONLY:

RECEIVED MAY 20 1997

Date Application Received

97 - 18

Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Mr. Jacob Deutsch, deposes and says that he
(Applicant)

resides at 1 Kennedy Court, Monroe, N.Y. 10950
(Applicant's Address)

in the County of Orange

and State of New York

and that he is the applicant for the Moore's Hill Estates

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Raimondi Associates, P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: MARCH 13, 1997

Jacob Deutsch
(Owner's Signature)

Robert J. Marshall
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

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97 - 18

SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JACOB DEUTSCH	2. PROJECT NAME MOORES HILL ESTATES
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) MOORES HILL ROAD - 800' SOUTH OF LITTLE BRITIAN ROAD SEC 34 - BLK. 2 - LOTS 6, 17 & 38 T. 1 NEW WINDSOR TAX MAPS	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CREATION OF 3 SINGLE FAMILY RESIDENTIAL LOTS AND BALANCE OF PROPERTY.	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: LAWRENCE TORAO P.E., for RAIMONDI ASSOC. PC Date: 5/9/97	
Signature: Lawrence Torao	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

REC'D 189
"XX"

97-18
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ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THE MOORES HILL ESTATES PROPERTY IS NOT WITHIN THE FLOOD ZONES, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED FOR THE "TOWN OF NEW WINDSOR, NEW YORK, ORANGE COUNTY" EFFECTIVE DATE DECEMBER 15, 1978.

Lawrence E. Torro 5/14/97
Lawrence E. Torro, for Raimondi Associates, P.C.

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If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. N.A. Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N.A. Flood land boundaries.
16. N.A. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N.A. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

RECEIVED MAY 20 1997

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N.A. Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N.A. Indicate location of street or area lighting (if required).

97 - 18
RECEIVED MAY 20 1997

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N.A. Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N.A. A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Lawrence Torro FOR RAINBOW ASSOC., PC.
Licensed Professional: LAWRENCE TORRO, P.E.

Date: May 13, 1997